

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Todd A Helm
Todd A Helm
Debtors

Case No. 16-16838-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Virginia
Form ID: pdf900

Page 1 of 1
Total Noticed: 2

Date Rcvd: Sep 19, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 21, 2017.

db	#+Todd A Helm,	759 Ferndale Road,	Mount Joy, PA 17552-9388
db	+Todd A Helm,	MAILING ADDRESS:,	PO Box 274, Silver Spring, PA 17575-0274

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 21, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 19, 2017 at the address(es) listed below:

BARRY A. SOLODKY on behalf of Debtor Todd A Helm bsolodky@n-hlaw.com,
mbleacher@n-hlaw.com;jsimmerok@n-hlaw.com;dpeiffer@n-hlaw.com;dsheaffer@n-hlaw.com;r57339@notify.
bestcase.com
BRIAN CRAIG NICHOLAS on behalf of Creditor Lakeview Loan Servicing LLC
bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
JOSHUA ISAAC GOLDMAN on behalf of Creditor Lakeview Loan Servicing LLC
bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com
MATTEO SAMUEL WEINER on behalf of Creditor Lakeview Loan Servicing LLC bkgroup@kmlawgroup.com
THOMAS I. PULEO on behalf of Creditor Lakeview Loan Servicing LLC tpuleo@kmlawgroup.com,
bkgroup@kmlawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com,
philaecf@gmail.com
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Todd A. Helm	Debtor(s)	CHAPTER 13
Lakeview Loan Servicing LLC	Movant	
vs.		
Todd A. Helm	Debtor(s)	NO. 16-16838 AMC
William C. Miller	Trustee	11 U.S.C. Section 362

ORDER

AND NOW, this **19th** day of **September**, 2017, upon failure of Debtor(s) and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended (the Bankruptcy Code), is modified with respect to the subject premises located at 759 Ferndale Road, Mount Joy, PA 17552 ("Property"), so as to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, the automatic stay, having been lifted, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action for enforcement of its right to possession of the Property.



Ashely M. Chan, U.S. Bankruptcy Judge

Todd A. Helm
759 Ferndale Road
Mount Joy, PA 17552

Barry A. Solodky Esq.
212 North Queen Street
Lancaster, PA 17603

William C. Miller
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Suite 1813
Philadelphia, PA 19107

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Philadelphia, PA 19106-1532